

FREDERICK COUNTY PLANNING COMMISSION October 10, 2012

TITLE: Wawa Convenience Store-MD 355

FILE NUMBER: SP-97-23, AP-12530, APFO-12532 & FRO-

12533

REQUEST: Site Plan, AP, APFO, FRO Approval

> The Applicant is requesting Site Plan approval for a 4,149 square foot convenience store with 12 fuel

islands, on a 2.62-acre site.

PROJECT INFORMATION:

ADDRESS/LOCATION: 5440 Urbana Pike

Frederick, MD 21703

Located at the corner of MD 355 and Holiday Drive.

TAX MAP/PARCEL: Tax Map 77, Parcel 185 Mixed Use Development COMP. PLAN:

ZONING: General Commercial

PLANNING REGION: Frederick WATER/SEWER: W-1/S-1

APPLICANT/REPRESENTATIVES:

APPLICANT: DMS Fred LLC

OWNER: Frederick Investors, Inc.

ENGINEER: Harris, Smariga & Associates, Inc.

ARCHITECT: N/A ATTORNEY: N/A

STAFF: Tolson DeSa

RECOMMENDATION: Conditional Approval

ATTACHMENTS:

Exhibit #1: Signed Letter of Understanding (LOU)

Exhibit #2: Lighting Pole Height and Lighting Trespass Modification Request

Exhibit #3: Parking Space Modification Request

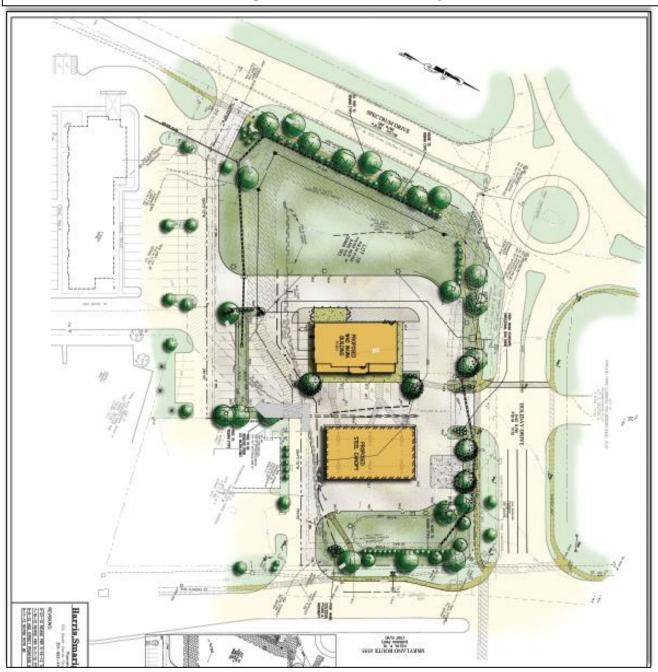
STAFF REPORT

ISSUE

Development Request

The Applicant is requesting Site Plan approval for a Wawa convenience store with 12 fuel islands to be located on a 2.62-acre site. See Graphic #1 Site Plan Rendering below.

Graphic #1 Site Plan Rendering

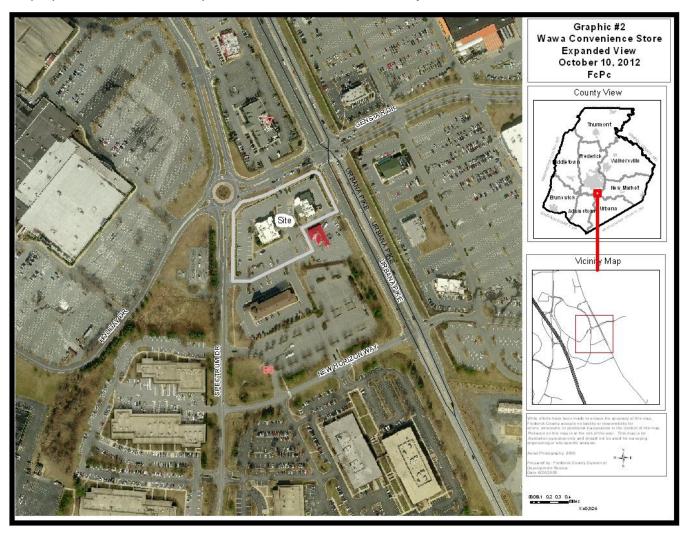


The proposed use is being reviewed as a "Convenience Store" land use under the heading of *Commercial Uses-Retail* per §1-19-5.310 Use Table in the Zoning Ordinance and is a principal permitted use in the General Commercial Zoning District subject to site development plan approval.

<u>BACKGROUND</u>

Development History

The proposal is located on the perimeter of the Francis Scott Key Mall.



On September 10, 1997 the Frederick County Planning Commission (FCPC) approved two restaurants and a hotel on two existing lots; Lots 1R and 3R. As part of that development proposal the two existing lots were reconfigured. Lot 1R was created for the two restaurants, while Lot 3R was created for the hotel. The site was reviewed and approved under the Planned Commercial/Industrial Development section of the Zoning Ordinance which permitted more than one principal use on Lot 1R.

The 8,050 square foot, 4-story hotel currently exists on Lot 3R and is not part of this present development proposal. Lot 1R contains two restaurants; 7,500 and 6,000 square feet, both of which will be demolished as part of this proposal. See Graphic #2 Expanded View aerial photo of site located above.

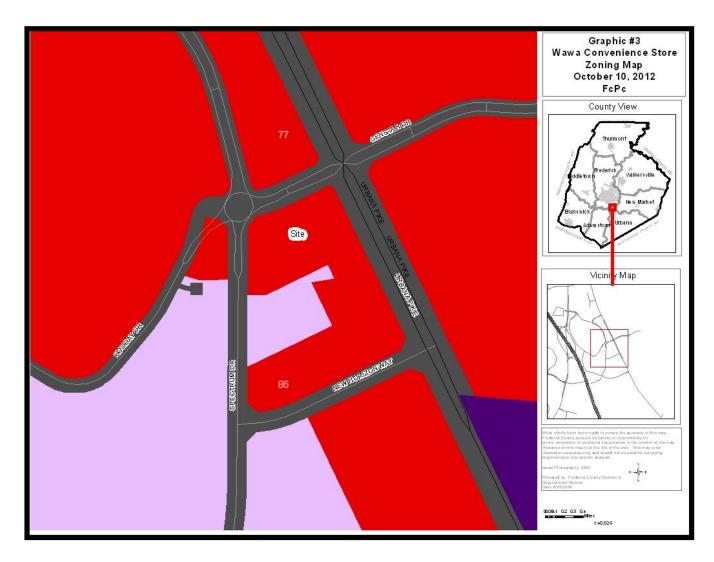
Existing Site Characteristics

The site is currently zoned General Commercial with a County Comprehensive Plan land use designation of Mixed Use Development, and is currently occupied with two restaurants. Both of the existing restaurants will be demolished as part of this development proposal. See Graphic #3 Zoning Map below.

ANALYSIS

Summary of Development Standards

There are access, circulation, and shared parking constraints related to the retrofitting of this site for the proposed use. However, staff has worked with the applicant to achieve a balance in certain design objectives with their marketability and access needs of the proposed use, including interparcel connections, ability for additional pad site to be improved upon, and maintaining existing mature landscaping where applicable, as examples.



Site Development Plan Approval may be granted based upon the criteria found in §1-19-3.300.4 Site Plan Review Approval Criteria of the Frederick County zoning ordinance.

Site Development §1-19-3.300.4 (A): Existing and anticipated surrounding land uses have been adequately considered in the design of the development and negative impacts have been minimized through such means as building placement or scale, landscaping, or screening, and an evaluation of lighting. Anticipated surrounding uses shall be determined based upon existing zoning and land use designations.

Findings/Conclusions

 Dimensional Requirements/Bulk Standards §1-19-6.100: The site is subject to the setback requirements for a 'Commercial Use' as set forth in Zoning Ordinance Section 1-19-6.100 for the General Commercial zoning district.

This site is bordered by and has access to MD 355, Holiday Drive and Spectrum Drive, therefore this site will have three front yards and a side yard Required setbacks for all new structures are as follows: Front Yard: 25 feet, Side Yard: 8 feet, Rear Yard 25 feet, with a maximum height of 60 feet. The applicant proposes the following setbacks:

Front Yard: 85 feet (to store-Holiday Drive), Front Yard: 170 feet (to store-Spectrum Drive), Front Yard: 215 feet (to store-MD 355), Side Yard: 61 feet.

Therefore the site adheres to the required setbacks for the use and district.

2. Signage §1-19-6.300: The site is subject to the signage requirements set forth in Zoning Ordinance Section 1-19-6.320.

Signage allowed for this site is calculated at 10 x Square Root of the linear footage of the side of the building facing a public street plus the side of the building on which the primary access is located. Based on these provisions, the maximum allowable building signage is 117.85 square feet. This site is also permitted to have an additional 24 square feet of signage for fuel pricing, for a combined maximum permitted signage total of 141.85 square feet.

The Applicant is also proposing three directional signs not to exceed 6 square feet each at the three access points into the site. In accordance with the Zoning Ordinance, directional signs are not subtracted from the total permitted signage allotment for the site.

The Applicant is proposing 130 square feet, and is therefore under the total permitted signage for the site and adheres to the zoning ordinance signage regulations.

- 3. Landscaping §1-19-6.400: Landscaping is required in relation to the proposed improvements or additions that are occurring on site. The Applicant is meeting Zoning Ordinance requirements through a combination of preserving much of the existing mature on-site landscaping and providing additional landscaping where needed. The Applicant has provided the number of required street trees on all street frontages, as well as required parking lot and parking area buffer landscaping in accordance with the Zoning Ordinance. The Applicant has also agreed to place landscaping to the sides of the proposed structure in order to provide increased visual interest and parking area coverage. The Applicant is also preserving an existing hedgerow of evergreens along MD 355 as well as several street trees at the corner of MD 355 and Holiday Drive.
- 4. Lighting §1-19-6.500: The Zoning Ordinance provides that the maximum height for pole and building mounted lighting is 18' for commercial uses and that lighting shall not exceed .50 footcandles as measured from the property line. According to the site plan submitted by the Applicant the proposed lighting will be building mounted lights at a height of 15' and 20'-6" tall pole mounted lighting and shall be cast down to prevent glare onto adjoining roads and properties. The Applicant has also requested a lighting height modification for the fuel island canopy which will range from 15 feet in height facing MD 355 to 25 feet facing the store. There will be only slight light trespass over 0.5-foot candles at the property line that borders the existing hotel parking area and a small area that borders the existing restaurant parking area. The remainder of the site property lines adhere to the maximum light trespass of no greater than 0.5 foot candles at the property lines.

Zoning Ordinance section 1-19-6.500.G states: The Planning Commission may modify the lighting standards within this section based on characteristics of the proposed use, photometric studies, nationally recognized standards, or other documentation as approved by the Planning Commission.

The Applicant has requested light trespass and lighting canopy and pole height modifications in accordance with section 1-19-6.500.G, based on the characteristics of the proposed use (See Exhibit #2). Staff does not object to the modest increase in pole height and slight light trespass in the areas of common parking amongst these adjacent commercial uses and in the areas of common commercial access points as requested by the applicant.

Transportation and Parking §1-19-3.300.4 (B): The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities. Evaluation factors include: on-street parking impacts, off-street parking and loading design, access location and design, vehicular, bicycle, and pedestrian circulation and safety, and existing or planned transit facilities.

Findings/Conclusions

1. Access/Circulation: The site is utilizing the existing access points on Urbana Pike MD 355, Holiday Drive, and Spectrum Drive.

The access off of MD 355 will be a 30' wide right-in, right-out access drive, this access will also be shared with the existing hotel and the existing restaurant located on the adjacent Lot 2.

The access located off of Holiday Drive will be a 35' wide, containing three lanes for; inbound traffic, through movements for a left onto Holiday Drive or a straight movement across Holiday Drive, and a right-out onto Holiday Drive.

The access located off of Spectrum Drive will be 35' wide containing three lanes for; inbound traffic, left turn lane onto Spectrum Drive, and a right-out onto Spectrum Drive.

- 2. Connectivity: This site is connected to the adjacent Lots 3R and 2 via internal access drives between respective parking areas. The three lots also share access points onto MD 355, Holiday Drive, and Spectrum Drive.
- 3. Public Transit: This site served by Transit via the Route 20-FSK Mall Connector.
- 4. Vehicle Parking and Loading §1-19-6.200: The site requires 1 space for every 250 square feet of floor area devoted to customer service. Therefore 4,149 square feet of customer service area requires 17 parking spaces, the Applicant is proposing 61 spaces including 4 ADA accessible spaces.

Zoning Ordinance Section 1-19-6.220.A.1 states; For the purpose of this chapter, the parking space requirements in the following table will apply. Parking shall be limited to the number of spaces required based on an evaluation of each proposed use, hours of operation, and joint or shared parking agreements. An increase or reduction in the number of required parking spaces may be granted by the Planning Commission where the applicant or Planning Commission authorized representative can demonstrate need based on characteristics of the proposed use, hourly parking demand studies published by the Institute of Transportation Engineers (ITE), or other documentation as approved by the Planning Commission.

The Applicant has requested a modification in accordance with Section 1-19-6.200.A.1 in order to construct 44 additional parking spaces over the required number of 17(See Exhibit #2). The Applicant has found that the parking increase is needed based on characteristics of the proposed use including quick stops during commuting peak hours. The additional parking also provides flexibility for parking space options which may help alleviate backups and delays that may impede on-site and offsite traffic. In addition, the excess parking would be available for the Lot 1R being available for a future leased pad site. Therefore, staff supports granted the parking space count modification.

- **5. Bicycle Parking §1-19-6.220 (H):** Bicycle parking spaces are not required because the site GFA is less than 5,000 square feet. Although, the Applicant has agreed to place two bike racks on a concrete pad adjacent to a sidewalk leading to the proposed store.
- **6. Pedestrian Circulation and Safety:** Pedestrian circulation is provided on-site through existing and proposed sidewalks on MD 355, Holiday, and Spectrum Drives. The Applicant has also proposed crosswalks from the fuel pump stations as well as from the sidewalks to the proposed store.

Conditions:

1. The applicant is requesting 61 parking spaces on site, which is 44 over the required 17 spaces.

Public Utilities §1-19-3.300.4 (C): Where the proposed development will be served by publicly owned community water and sewer, the facilities shall be adequate to serve the proposed development. Where proposed development will be served by facilities other than publicly owned community water and sewer, the facilities shall meet the requirements of and receive approval from the Maryland Department of the Environment/the Frederick County Health Department.

Findings/Conclusions

1. Public Water and Septic: The site is to be served by public water and sewer, and contains a classification of S-1, W-1. The entire site is in pressure zone #1.

Natural features §1-19-3.300.4 (D): Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.

Findings/Conclusions

- 1. **Topography:** The site sits slightly higher than MD 355, the overall site is very flat.
- 2. **Vegetation:** This site is previously developed. The only vegetation is the surrounding buffer area between the parking area and the roads.
- 3. Natural Hazards: Based upon information submitted by the Applicant and available mapping, the site does not contain wetlands. The site area is in an area of wet soils as indicated by the Frederick County GIS database. Although the wet soils do not impact the site development because the proposed use is commercial and there are no basements proposed.

Common Areas §1-19-3.300.4 (E): If the plan of development includes common areas and/or facilities, the Planning Commission as a condition of approval may review the ownership, use, and maintenance of such lands or property to ensure the preservation of such areas, property, and facilities for their intended purposes.

<u>Findings/Conclusions:</u> There are no common areas proposed as part of this development.

Other Applicable Regulations

Stormwater Management – Chapter §1-15.2: Stormwater quality will be provided on site in conformance with the 2007 MD Stormwater Design Guidelines. Stormwater quantity will be provided by existing regional facility located between FSK Mall and I-70. The Stormwater Management Concept Plan AP #12531, was approved on 5/29/12.

APFO - Chapter §1-20:

- 1. Schools. This Application is exempt from testing due to the commercial use.
- 2. Water/Septic. The Property has a water and sewer classification of W-1 (Dev), S-1 (Dev). While the public sewer and water facilities are currently adequate to serve the Project, the Applicant acknowledges that capacity is not guaranteed until purchased. APFO approval for sewer and water does not guarantee that plats will be recorded and building permits will be issued. Plat recordation and building permit issuance is subject to compliance with the Annotated Code of Maryland, Environment Article Section 9-512, et seq. and all applicable County regulations, including but not limited to Sec. 1-16-106 of the Frederick County Subdivision Regulations.
- **3.** Roads. Road Improvements: In accordance with the April 2012 Traffic Impact Study by Traffic Concepts, revised July 3, 2012, the uses on the site are capped at a total amount of 197 A.M., 197 mid-day and 170 P.M. weekday peak hour vehicle driveway trips.

As a condition of the APFO approval of the Project, the Developer is required to pay its proportionate contribution for the construction of MD 85/I-270 North Side Ramp Intersection (#3259) - The estimated cost of the Road Improvement is \$2,100,000 as determined by DPDR-Traffic Engineering Staff, and the Developer's proportionate share of this Road Improvement is 0.349%. Therefore the Developer hereby agrees to pay \$7,330 (i.e., \$2,100,000 x 0.00349) to the existing escrow account for this Road Improvement prior to the issuance of a building permit for the Project. Should this payment not be made within one year of the execution of this Letter, the County reserves the right to adjust this amount, based on an engineering cost index.

The Developer shall also guarantee the construction of sidewalks along and crosswalks between Spectrum Drive, Holiday Drive and MD 355 as detailed on the Project site plan and SHA Access Permit. These improvements shall be guaranteed prior to the issuance of any building permits and open for use prior to the issuance of a Certificate of Occupancy (CoO) for the Project.

Forest Resource – Chapter §1-21: Narrative and worksheet have been approved. The Applicant is required to provide 0.39 acres in fee-in-lieu payments or banking credit transfers. The mitigation must be provided prior to applying for grading permits.

Historic Preservation - Chapter §1-23: Not applicable.

Summary of Agency Comments

Other Agency or Ordinance Requirements	Comment
Development Review Engineering (DRE):	Approved
Development Review Planning:	Conditional Approval upon addressing all agency comments
State Highway Administration (SHA):	The turning template shown has the delivery truck entering the outbound movement to access the site. A revised template must be provided once the decel lane is shown on the plans and/or alternate access from local roadways must be shown on plan.
Div. of Utilities and Solid Waste Mngt. (DUSWM):	Approved
Health Dept.	Approved
Office of Life Safety	Approved
DPDR Traffic Engineering	Conditional Approval
Historic Preservation	Waived

Conditions

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, APFO, and FRO requirements once the following conditions are met:

- 1. Address all agency and Staff comments as the plan proceeds to completion.
- 2. <u>Lighting Canopy & Pole Height Modification</u>: The Applicant has submitted a lighting canopy and pole height modification as well as a lighting levels modification request in accordance with Zoning Ordinance section 1-19-6.500.G.
- 3. <u>Parking Space Modification</u>: The Applicant has requested a modification in accordance with Section 1-19-6.200.A.1 in order to construct 44 additional parking spaces over the required number of 17.

PLANNING COMMISSION ACTION

MOTION TO MODIFY AND APPROVE AS MODIFIED

I move that the Planning Commission APPROVE [Site Plan SP-97-23] with conditions as listed in the staff report including APFO approval and APPROVAL OF THE REQUESTED LIGHTING CANOPY, POLE HEIGHT AND LIGHTING LEVEL MODIFICATION AND PARKING SPACE MODIFICATION for the proposed Wawa Convenience Store and Fuel Islands Site Plan, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.



COMMISSIONERS

Blaine R. Young President

C. Paul Smith Vice President

Billy Shreve

David P. Gray

Kirby Delauter

COUNTY MANAGER

David B. Dunn

COMMUNITY DEVELOPMENT DIVISION

Eric E. Soter Division Director

DEPARTMENT OF PERMITS AND INSPECTIONS Gary W. Hessong Department Director



TRUSTIVORTHINESS • RESPECT RESPONSIBILITY • FARNESS CAPENO • CITIZENSHIP

DIVISION OF PERMITTING AND DEVELOPMENT REVIEW FREDERICK COUNTY, MARYLAND

Department of Development Review
30 North Market Street • Frederick, Maryland 21701
www.co.frederick.md.us

ADEQUATE PUBLIC FACILITIES LETTER OF UNDERSTANDING

Wawa - Harding Farm Lot 1R

Site Plan # SP 84-03 (AP #12532)

In General: The following Letter of Understanding ("Letter") between the Frederick County Planning Commission ("Commission") and DMS Development, LLC ("Developer"), together with its/their successors or assigns, sets forth the conditions and terms which the Commission deems to be the minimum necessary improvements dealing with school, water, sewer, and road improvements that must be in place for the property identified below to be developed, as proposed under the approved site plan for a Wawa food store with gas pumps located as described below (the "Project"), in compliance with the Frederick County Adequate Public Facilities Ordinance ("APFO").

The Developer, its successors or assigns, hereby agrees and understands that unless the required improvements are provided in accordance with this Letter, APFO requirements will not be satisfied and development will not be permitted to proceed.

This Letter concerns itself with the Developer's 2.62 +/- acre parcel of land, which is zoned General Commercial (GC), and located in the southwest quadrant of Urbana Pike (MD 355) and Holiday Drive, with site access from both intersecting roadways. This APFO approval will be effective for development of a new convenience food store and gas station with up to 12 fueling positions, replacing two existing/closed sit down restaurants, which is shown on the site plan submitted to the Commission for approval on October 10, 2012.

Schools: Schools are not impacted because the development of the property is a non-residential use.

Water and Sewer Improvements: The Property has a water and sewer classification of W-1 (Dev), S-1 (Dev). While the public sewer and water facilities are currently adequate to serve the Project, the Applicant acknowledges that capacity is not guaranteed until purchased. APFO approval for sewer and water does not guarantee that plats will be recorded and building permits will be issued. Plat recordation and building permit issuance is subject to compliance with the Annotated Code of Maryland, Environment Article Section 9-512, et seq. and all applicable County regulations, including but not limited to Sec. 1-16-106 of the Frederick County Subdivision Regulations.

Road Improvements: In accordance with the April 2012 Traffic Impact Study by Traffic Concepts, revised July 3, 2012, the uses on the site are capped at a total amount of 197 A.M., 197 mid-day and 170 P.M. weekday peak hour vehicle driveway trips.

As a condition of the APFO approval of the Project, the Developer is required to pay its proportionate contribution for the construction of MD 85/I-270 North Side Ramp Intersection (#3259) - The most recently estimated cost of the Road Improvement, as identified in the CIP, is \$2,100,000, and the Developer's proportionate share of this Road Improvement is 0.349%. Therefore the Developer hereby agrees to pay \$7,330 (i.e., \$2,100,000 x 0.00349) to the existing escrow account for this Road Improvement prior to the issuance of a building permit for the Project. Should this payment not be made within one year of the execution of this Letter, the County reserves the right to adjust this amount, based on an engineering cost index.

The Developer shall also guarantee the construction of sidewalks along and crosswalks between Spectrum Drive, Holiday Drive and MD 355 as detailed on the Project site plan and SHA Access Permit. These improvements shall be guaranteed prior to the issuance of any building permits and open for use prior to the issuance of a Certificate of Occupancy (CoO) for the Project.

<u>Period of Validity</u>: The APFO approval is valid for three (3) years from the date of Commission approval; therefore, the APFO approval expires on October 10, 2015.

<u>Disclaimer</u>: This Letter pertains to APFO approval only, and shall not be construed to provide any express or implied rights to continue the development process. The Project remains subject to all applicable rules and regulations, including but not limited to those related to zoning, water and sewer, and subdivision. The Planning Commission's jurisdiction and authority is limited by State and County law, and approvals may be required from other local or state governmental agencies before the proposed development can proceed.

By: Michael D. ERTEL	Date: 8 30	2017
Title: DWS FRED LLC, MEMBER		
FREDERICK COUNTY PLANNING COMMISSION:		
By:FCPC Chair or Secretary:	Date:	
ATTEST:	×	
By: Gary Hessong, Director, Division of Permits & Inspections	Date:	
Planner's Initials / Date County Attorney's Office Initials / Date (Approved as to legal form)		

Wawa – Harding Farm Lot 1R LOU Page 2 of 2



Planners/Engineers/Surveyors 125 S. Carroll Street, Suite 100/Frederick,MD 21701 301-662-4488/FAX 301-662-4906

September 17, 2012

Mr. Tolson DeSa Frederick County DPDR 30 N. Market Street Frederick, MD 21701

Re:

WaWa A/P # 12530

Lighting Height Justification Letter

Dear Tolson:

The site plan for the proposed WaWa convenience store and gasoline dispensing pumps at 5440 Urbana Pike, Frederick, MD 21703 is currently under county review. This justification letter is being provided for a requested lighting height modification to exceed the 18' height and for lighting levels to exceed 0.5 foot candles at the property line at the site entrances and to the south of the canopy.

Per section 1-19-6.5(B)(2) and 1-19-6.5(D) of the Zoning Ordinance, pole and building mounted lighting shall not exceed a maximum height of 18' for commercial uses and 0.5 foot candles as measured from the property line. Section 1-19-6.5(G) allows the Planning Commission to modify the lighting standards based on characteristics of the proposed use, photometric studies, nationally recognized standards, or other documentation. An increase in lighting heights is requested for the proposed WaWa pole lights to 20' poles on a 2' concrete bases or approximately 22' light height. In addition the pump island canopy roof is pitched with a maximum height of approximately 15' to 25' and therefore the modification should also include architecturally mounted lighting to a height of 25'. In addition, at the three Wawa entrances and south of the canopy lighting levels are at or above the 0.5 foot candle level at the property line but the lighting levels quickly drop below this threshold before the pavement edge of the adjacent public roadway or the adjacent Pizza Hut building. Light trespass beyond the property line at these locations is minimal as shown on the site plans.

WaWa has been operating stores in the mid-Atlantic region for many years. Based on this experience, they are very familiar with the lighting necessary to provide a standard, safe and adequately lighted driveway entries, store area and fuel dispensers. Furthermore, this proposed Urbana Pike location is located in an area of existing commercial development far removed from any residential uses. Surrounding lighting heights vary but most are in of the 30' to 40' height. Presently the site is occupied by two vacant restaurants that will be demolished for the new WaWa. Existing lighting heights for the restaurants vary from 20' to 40' and consist of approximately 13 - 20' tall fixtures and 5 - 40' tall fixtures. Of these 18 existing lights it is anticipated that only 3 - 20' and one 40' light may be retained adjacent to Spectrum Drive. WaWa proposes 10 new freestanding pole lights resulting in the removal of 4 existing 40' tall lights. WaWa's new lighting will be fully shielded and directed downward to prevent excessive glare and light trespass while still maintaining a safely lighted facility. All new Wawa lighting is to be energy efficient LED fixtures.

For these reasons, we request approval of taller pole lights and architecturally mounted lights. Thank you for your consideration.

Sincerely

Samuel Francis Zeller Project Manager

T:\6616-00000\Submittals\Planning\LightingJustification Letter 09.17.12.docx

Planners/Engineers/Surveyors 125 S. Carroll Street, Suite 100/Frederick,MD 21701 301-662-4488/FAX 301-662-4906

September 24, 2012

Mr. Tolson DeSa Frederick County DPDR 30 N. Market Street Frederick, MD 21701

Re:

WaWa A/P # 12530

Parking Space Justification Letter

H.S.A. Job #6616

Dear Tolson:

The site plan for the proposed WaWa convenience store and gasoline dispensing pumps at 5440 Urbana Pike, Frederick, MD 21703 is currently under county review. In accordance with your request, this justification letter is being provided for the requested number of parking spaces to exceed the maximum allowed by the parking calculations.

Per section 1-19-6.220(A) of the Zoning Ordinance, a requirement of one parking space per 250 sq. ft. of floor area is necessary for this type of use. As shown on the Site Plan the proposed WaWa store will have 4,149 sq. ft. of floor area divided by 250 sq. ft. per space, which will require 17 parking spaces.

WaWa has been operating many stores in the mid-Atlantic region for many years. Based on this experience, they are very familiar with their site and parking needs to provide a convenience store that meets their customer's demands. WaWa has found they need more than 17 spaces for this size store in order to meet customer needs particularly during commuter time periods when their on-site visits increase. Site visits to WaWa stores are typically brief, in the 5 to 15 minute range, and customers need sufficient parking spaces for their quick stops on their commutes. The additional parking provides some flexibility for parking space options to prevent backups and delays that would impede on-site traffic.

For these reasons, we request approval of 61 parking spaces on site for this Site Plan application. It should be noted that there is currently 160 spaces on the site for the former Restaurants that are to be demolished.

Thank you for your consideration. Please contact me if you need additional information.

Sincerely

Samuel Francis Zeller Project Manager

T:\6616-00000\Submittals\Planning\Parking Justification Letter 07.16.12.docx